



## FOR SALE

3 Bed Semi-Detached House in Castle Road, Mountsorrel LE12 7EU  
£275,000

Phillips George is delighted to present this well appointed three bedroom semi detached family home in the sought after village of Mountsorrel, Leicestershire. Boasting a spacious L-shaped lounge diner, a large rear conservatory, three well proportioned bedrooms, landscaped garden, off road parking and a rear detached garage. Contact Phillips George today to arrange your viewing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.  
Made with Metrege 02/25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- Semi Detached
- Three Bedrooms
- Large Conservatory
- Large Rear Garden
- Lounge / Diner
- Rear Detached Garage
- Off Road Parking
- Fitted Kitchen

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

